

HUNTERS PLACE, GUISBOROUGH, TS14 7BF

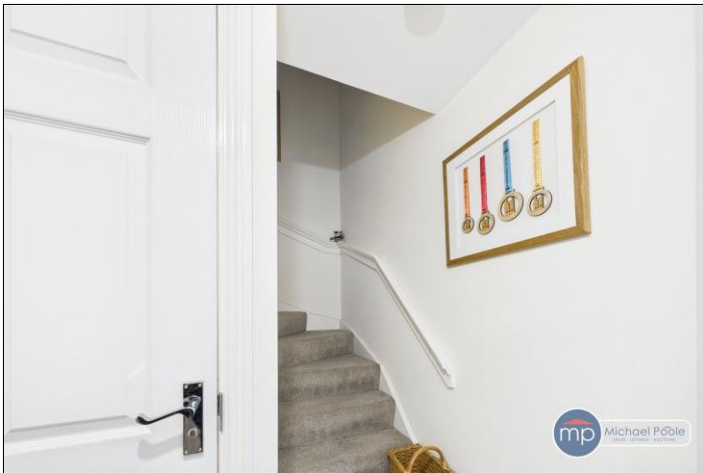


- ▲ Priced to sell
- ▲ Three-bedroom semi-detached home
- ▲ Popular and central location in Guisborough
- ▲ Close to local amenities, schools and transport links
- ▲ Spacious kitchen/diner with access to rear garden
- ▲ All white goods are included
- ▲ Downstairs WC
- ▲ Master bedroom with en-suite
- ▲ Partially boarded loft for storage
- ▲ Good off-street parking
- ▲ Potential to extend (subject to planning permission)

£220,000

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Located in the heart of Guisborough, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike. The property benefits from a fantastic central location, within easy reach of local amenities, schools and excellent transport links.

The ground floor comprises a welcoming entrance hall leading to a generous lounge, perfect for relaxing and entertaining. To the rear is a spacious kitchen/diner with direct access to the garden, providing an ideal space for family living and dining. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom. The loft has been partially boarded, providing useful additional storage.

Externally, the home benefits from good off-street parking and an integral garage. The rear garden offers a private outdoor space, while the property also presents excellent potential to extend, subject to the necessary planning permissions, as demonstrated by similar properties on the estate.

This is a fantastic opportunity to purchase a well-located home with space, practicality and future potential in one of Guisborough's most convenient residential areas.

GROUND FLOOR

ENTRANCE - 1.07m x 1.3m (3'6" x 4'3")

LIVING ROOM - 3.12m x 4.93m (10'3" x 16'2")

HALLWAY - 1.27m x 1.93m (4'2" x 6'4")

WC - 1.3m x 0.91m (4'3" x 3')

KITCHEN/DINER - 5.77m x 2.34m (18'11" x 7'8")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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FIRST FLOOR

LANDING - 1.3m x 1.9m (4'3" x 6'3")

BEDROOM ONE - 4.22m x 2.9m (13'10" x 9'6")

EN-SUITE - 1.42m x 2.08m (4'8" x 6'10")

BEDROOM TWO - 2.67m x 3.43m (8'9" x 11'3")

BEDROOM THREE - 3.02m x 2.4m (9'11" x 7'10")

BATHROOM - 2.64m x 1.68m (8'8" x 5'6")

EXTERNALLY

GARAGE - 2.4m x 3.45m (7'10" x 11'4")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/EST260005/19012026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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